

Know All Men By These Presents

001112

45-0-83✓

42-47

TRANSFER  
TAX  
PAID

That Hildegard S. Spalding of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by Leo F. Poulin Company, a Maine corporation organized and having a place of business in Winslow in the County of Kennebec and State of Maine, and whose mailing address is 8 Fuller Street, Winslow, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Leo F. Poulin Company, its successors and assigns forever;

A certain lot or parcel of land situated on the northerly side of Cherry Hill Terrace in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows.

Beginning at an iron pin set on the northerly sideline of Cherry Hill Terrace at the southwesterly corner of the remaining land of Hildegard S. Spalding. Said pin being on a course of N 78° 26' 14" E a distance of twelve and 88/100ths (12.88) feet from the southeasterly corner of land now or formerly of S. Peter and Hildegard S. Spalding as recorded in the Kennebec County Registry of Deeds Book 1076 Page 98 and the southwesterly corner of land now or formerly of Hildegard S. Spalding as recorded in said Registry Book 1416 Page 553. Thence by the following courses and distances:

1) N 45° 38' 25" W a distance of One Hundred Seventy-nine and 50/100ths (179.50) feet to an iron pin set and land now or formerly of Earle M. Davis as recorded in said Registry, Book 1625 Page 27.

2) N 52° 09' 15" E along land of said Davis and land now or formerly of Alice Fogg Wyman as recorded in said Registry, Book 2787 Page 348 a distance of Eighty-four and 11/100ths (84.11) feet to an iron pin found and land now or formerly of Alan C. and Patricia Saveall as recorded in said Registry, Book 2698 Page 200.

3) S 47° 25' 21" E along land of said Saveall a distance of Two Hundred Twenty-nine and 89/100ths (229.89) feet to an iron pin found and the northerly sideline of Cherry Hill Terrace.

4) S 78° 26' 14" W along the northerly sideline of Cherry Hill Terrace a distance of One Hundred Ten and 04/100ths (110.04) feet to the point of beginning.

Also granting and conveying an easement across the northeasterly corner of Lot 74 on said plan, owned by S. Peter and Hildegard S. Spalding for the purpose of connecting a sewer line from the premises to be constructed on the within described property to the public sewer lying just northerly of said Lot 74, together with a right of ingress and egress to lay, repair and maintain the same on the condition that the premises will be left after the laying and maintaining, etc., in the same condition as they now are.

The above described parcel containing 17,708 square feet is a portion of the property conveyed to Hildegard S. Spalding as recorded in Kennebec County Registry of Deeds Book 1416 Page 553. Bearings are referenced to magnetic 1988. Reference is made to a

Plan of Property owned by S. Peter and Hildegard S. Spalding by K & K Land Surveyors, Inc. dated November, 1988. All iron pins set are 1/2" rebar, capped RLS# 1318.

This conveyance is subject to the restrictions, covenants, etc. contained in the deed to Hildegard S. Spalding as recorded in the Kennebec County Registry of Deeds Book 1416 Page 553. However, reference is made to affidavits recorded in the Kennebec County Registry of Deeds Book 1459 Page 729 and Book 1462 Page 68 which correct and modify restriction FOURTH therein.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Leo F. Poulin Company, its successors and assigns, to it and their use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, except as aforesaid; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Hildegard S. Spalding have hereunto set my hand and seal this 28th day of November, 1988.

Signed, Sealed and Delivered  
in the presence of

Kathie A. Sawtelle Hildegard S. Spalding  
Hildegard S. Spalding

STATE OF MAINE  
KENNEBEC, SS.

S. Peter Spalding  
S. Peter Spalding  
DATE: November 28, 1988

Personally appeared the above named Hildegard S. Spalding and acknowledged the above instrument to be her free act and deed.

Before me,

Kathie A. Sawtelle  
Notary Public

RECEIVED KENNEBEC SS.

1989 JAN 18 AM 9:00

ATTEST: Therese B. Peterson  
REGISTER OF DEEDS

Kathie A. Sawtelle  
Notary Public  
My Commission Expires 8-21-94

